

#### *Section 4. Project Benefit and Compatibility*

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#### **4. PROJECT BENEFIT AND COMPATIBILITY**

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a. Community benefits and economic impact of this location:

By remaining within the Town, we submit that any potential adverse economic impacts to the historic downtown will be minimized.

The presence of 1300 County employees will increase sales in the shops and restaurants which will increase sales taxes and meals taxes generated by the project.

The presence of the County offices at this location will spur the development of additional office space on this property and the adjoining properties at a quicker pace. This will increase the real property taxes, personal property taxes, BPOL taxes, utility taxes and miscellaneous revenues.

We understand from the County Procurement Office that this project involves the relocation of existing jobs and not the creation of new permanent jobs in the initial phase. There will be an increase in construction jobs during the build-out of the project.

The value of subcontracts generated for local area subcontractors in the construction and affiliated industries is estimated to be in the range of \$35 to 50 million.

A detailed economic impact can be performed during the Detailed Stage of this proposal and with further input from the County.

b. No public opposition is known at this time. During the rezoning of the property in 2004 and 2005, meetings were held with the local community organizations and overall the community supported the rezoning of the property. The community is aware that a significant project is being developed on this property. Since then, KSI has periodic communications with the Board of Directors of the Potomac Station Citizens Association to provide updates on the status of the project. We would plan to continue this dialogue during the construction of the County Government Center.

KSI has notified the Town that we plan to submit this proposal to the County. The Town of Leesburg has not had the opportunity to review our proposal, but we would suspect the Town would support retaining the County offices within the Town limits subject to their review and ability to provide input into the plans.

c. Explain the strategy and plans and timeline to involve and inform the general public, business community and governmental agencies in areas affected by the project:

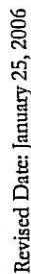
KSI has notified the Town that we plan to submit this proposal. We plan to meet with the Town Manager and the Town Economic Development Director to review the proposal within the next week. Subsequent to that meeting, we would meet with other groups as recommended by the Town Manager. Similarly, we would welcome the opportunity to meet with the County regarding this proposal and any groups that the County may identify as interested parties.

d. Locating the County Government Center at the Village at Leesburg will benefit the local community by retaining the County Government's presence in the Town of Leesburg. Locating within a walkable mixed-use community, such as the Village at Leesburg, is good environmental planning. The capacity of the road infrastructure is available to handle the transportation requirements of the project.

e. The inclusion of the County Government Administrative Center at the Village at Leesburg is consistent with both the Town and County comprehensive land use plan. Public water and sewer is available to this site from the Town of Leesburg. The property is located on Route 7, a State highway, at an Interchange. The Village at Leesburg is making significant road improvements that have long been envisioned by VDOT, County and Town transportation plans.

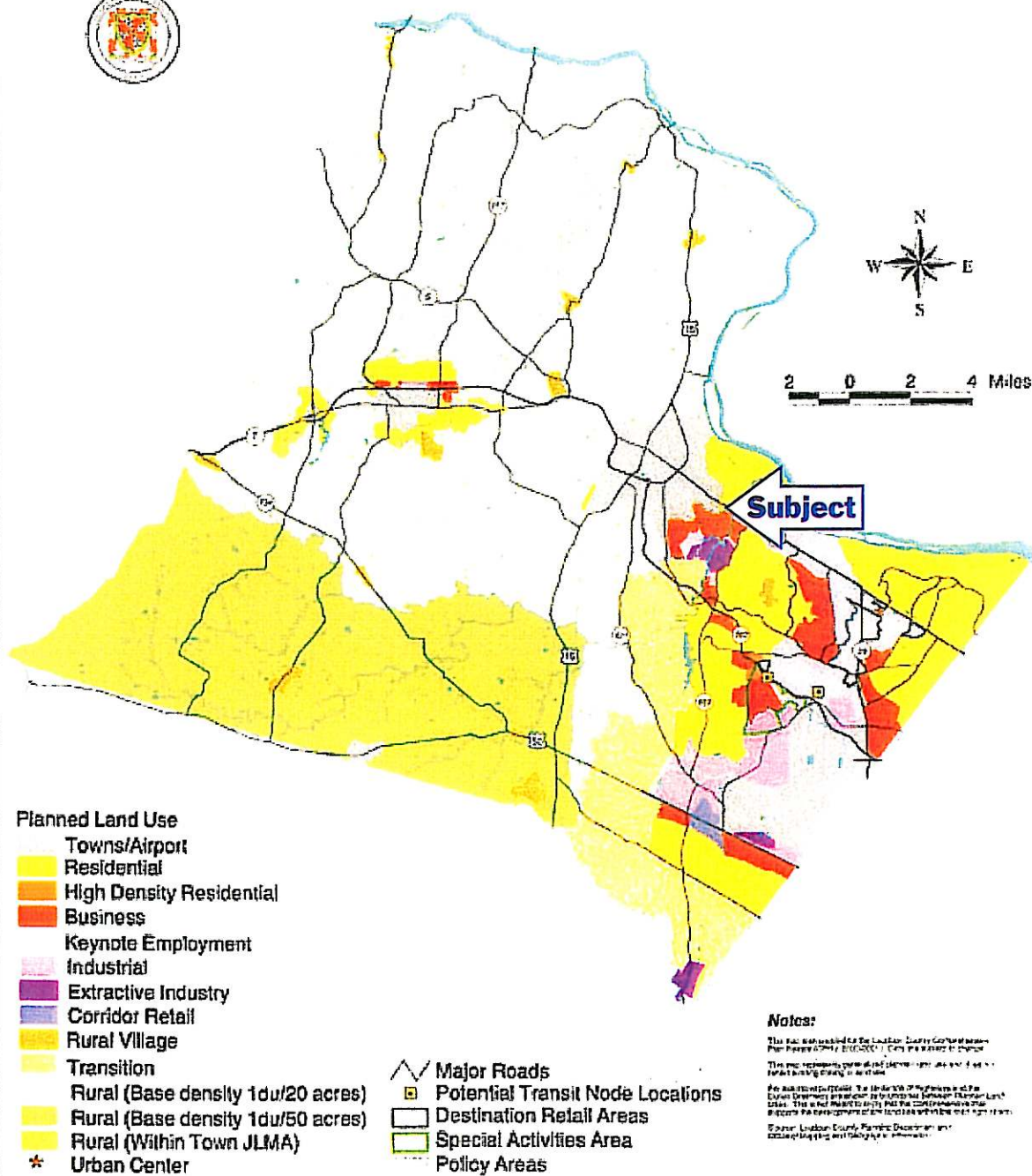
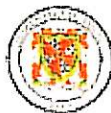


# Land Use Policy Map





## Planned Land Use



**Notes:**

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